

ABSTRACT

41 South Potomac Street

19th century

Hagerstown

Washington County

Sandwiched between two twentieth century buildings, the Victorian decorative detailing of the upper levels of the facade (east side) of this nineteenth century brick structure contributes greatly to the visual impact of the streetscape through harmonious contrast with the neighboring structures. The facade is particularly interesting for the bay window on the second story and the bracketed cornice.

The brickwork on the facade indicates that the building probably was erected in two stages: the first two stories being built in the early nineteenth century and the third level added in the late 1800s. The lower stories of the facade have Flemish brick bonding while the bricks of the top floor are laid in Common bond.

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON: 41 South Potomac Street				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: 41 South Potomac Street				
CITY OR TOWN: Hagerstown				
STATE: Maryland		COUNTY: Washington		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____	<input type="checkbox"/> Comments _____ _____
4. OWNER OF PROPERTY				
OWNER'S NAME: Demetra Scoropanos				
STREET AND NUMBER: 112 South Mulberry Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		21740
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Courthouse				
STREET AND NUMBER: 95 West Washington Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #): 207-87				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

SEE INSTRUCTIONS

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered
	(Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The building stands at 41 South Potomac Street in Hagerstown, Washington County, and is located on the west side of the street near the center of the block formed by Public Square and Antietam Street.</p> <p>The building is presently a three stories high, painted brick structure which sits tight to the sidewalk and neighboring buildings. It has a rectangular facade (east side) with a mid-twentieth century decorative detailing on the second and third floors. The brickwork on the facade, however, indicates that the third story was added sometime well after the lower portion was erected. This alteration was probably made in the late 1800s when many such changes were made to other buildings in this section of Hagerstown. The present appearance of the upper stories is probably the result of these renovations.</p> <p>The second floor of the facade has Flemish bond brickwork, a tripartite bay window with four windows, brackets, and a roof balustrade, and a segmental arch window to the south of the bay window. The top or third level of the facade has three symmetrically arranged, segmental arch windows. The bricks of this story are laid in Common bond. The single windows of the upper stories have rectangular, double-hung, wooden sashes with one-over-one lights. The arch panels of the windows have incised decoration. The facade is terminated with a bracketed cornice.</p>	

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

19th century

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | lasaphy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

Sandwiched between two twentieth century buildings, the Victorian decorative detailing of the upper levels of the facade (east side) of this nineteenth century brick structure contributes greatly to the visual impact of the streetscape through harmonious contrast with the neighboring structures. The facade is particularly interesting for the bay window on the second story and the bracketed cornice.

The brickwork on the facade indicates that the building probably was erected in two stages: the first two stories being built in the early nineteenth century and the third level added in the late 1800s. The lower stories of the facade have Flemish brick bonding while the bricks of the top floor are laid in Common bond.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

The property measures approximately 21.34' x 240'.

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Ronald L. Andrews, Historic Preservation Consultant		(mbe)
ORGANIZATION City of Hagerstown		DATE 1976
STREET AND NUMBER: City Hall		
CITY OR TOWN: Hagerstown	STATE Maryland	

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No 42-R1765NATIONAL PARK SERVICE
Washington D.C. 20240

WA-HAG-71

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Modern Shoe Building Building B
Address of property: 41½ South Potomac Street
City Hagerstown County Washington State Maryland Zip Code 21740
Name of historic district in which property is located: Hagerstown Commerical Core Historical District

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Brick with wood cornice, arched wood double hung windows with one large bay at 2nd floor, topped with ornamental iron work. (See back)

3. Statement of Significance:

(use reverse side if necessary)

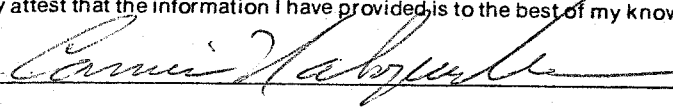
Typical of late 19th century retail shop with living quarters above. Similar buildings in the area. Located in newly established Historic District.

Date of construction (if known): 1890 ± ☒ Original site ☐ Moved ☐ Date of alterations (if known): 1968

4. Name and Mailing Address of Owner:

Name James and Connie Nakopulos
Street 114 East Magnolia Street
City Hagerstown State Maryland Zip Code 21740
Telephone number (during day): Area Code (301) 739-1534

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature  Date 2/2/83
Social Security Number or Taxpayer Identification Number 219443176

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

Store front circa 1968. Addition added to rear in 1940 \pm . Layout is store front to rear, apartments which step toward front on upper two floors. Six feet on the south side of floors one and two was a wood porch which verifies that this was the first of the three buildings erected. The porch is in poor condition and functions only as a corridor since the construction of the hotel to the south. No significant interior details.

Continuation Sheet Historic Preservation Commission Application - Part 1

WA-HAG-71

TO BE COMPLETED BY SHPO OFFICE.

If request is for CERTIFICATION OF SIGNIFICANCE or DE-CERTIFICATION, complete [1], [3] and [4]

If request is for PRELIMINARY DETERMINATION, complete [2], [3] and [4].

☐ DETAILED HCRS REVIEW REQUESTED

☐ PRECEDENT SETTING DECISION FOR SHPO

Name of Property: Modern Shoe Building Street Address: 41 1/2 South Potomac Street
City: Hagerstown County: Washington State: Maryland

Name of Historic District: Hagerstown Commercial Core ☒ National Register
☐ Certified State/Local
☐ Not yet listed/certified

_____ date completed information received by SHPO

_____ date of this transmittal to HCRS

1 TO BE COMPLETED FOR STRUCTURES LOCATED WITHIN REGISTERED HISTORIC DISTRICTS

Please check one of (a), (b), or (c) according to which of the Secretary's "Standards for Evaluating Structures within Registered Historic Districts" applies.

(a) ☒ The structure contributes to the historic significance of this district in the following categories checked:

☒ location ☒ design ☒ setting
☒ materials ☒ workmanship ☒ feeling & association

The district is characterized as follows: (1 or 2 sentences)

The district is characterized by densely packed commercial buildings of varying heights, design influences, and materials which reflect the growth of the town from about the 1870s to about 1930.

Explain briefly the application of Standard (a) in terms of the particular characteristics of this structure which are relevant to the qualities of this district: (1 or 2 sentences)

This building contributes to the structure through the upper levels of the facade by representing the architecture of the earliest period of significance in the district.

(b) ☐ The structure does not contribute to the historic significance of this district because _____
_____ it detracts from the sense of time & place & historic development and/or
_____ the integrity of original design or individual architectural features
_____ or spaces have been lost and/or
_____ it cannot reasonably be returned to a state of utility through rehabilitation.

The district is characterized as follows: (1 or 2 sentences)

Explain briefly the application of Standard (b). Optional: Attach structural report to support recommendation of de-certification.

(c) ☐ The structure, being less than 50 years old, is evaluated by Standard (c).
_____ A strong justification for certification is given, or the historic attributes of the district are less than 50 years old, or
_____ the structure should not be certified.

According to Standard (c), briefly explain why the structure should or should not be considered eligible for certification in terms of the particular characteristics of this structure which are relevant to the qualities of this district. Include a brief characterization of the district.

TO BE COMPLETED FOR PRELIMINARY DETERMINATION THAT STRUCTURE IS A
POTENTIAL CERTIFIED HISTORIC STRUCTURE.

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Nomination status of property (Please check one)

- ☐ Nomination has already been submitted to State review board and, if passed by them,
property will be nominated within next six months.
☐ Nomination is expected to be submitted to State review board within the next year.
☐ Nomination process is expected to be completed within thirty months.
☐ Property is located in a local historic district for which adequate documentation
for certification purposes has been received.

Evaluation of property (Please complete either A or B)

A Complete this section if property is a structure which is individually eligible.

1. This property meets the following National Register Criteria for Evaluation:
_____ A _____ B _____ C _____ D; Exceptions _____
2. Statement of the significance of the structure:

B Complete this section if property is located within a district which is a
potential Registered Historic District.

1. This district meets the following National Register Criteria for Evaluation:
_____ A _____ B _____ C _____ D; Exceptions _____
2. Brief description and statement of the significance of the district:

3. This structure appears to contribute to the significance of said district for
the following reasons:

3

- The following information is enclosed:
☒ photos of facades and streetscape
☒ photos of interiors if significant
☒ signed, completed application form
☒ map locating structure within historic
district boundaries
_____ additional SHPO comments on attached sheet

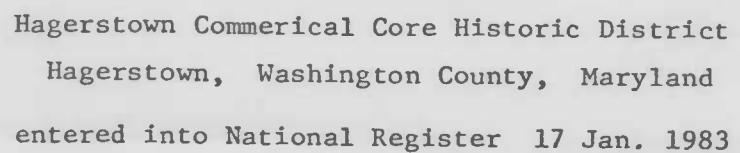
4

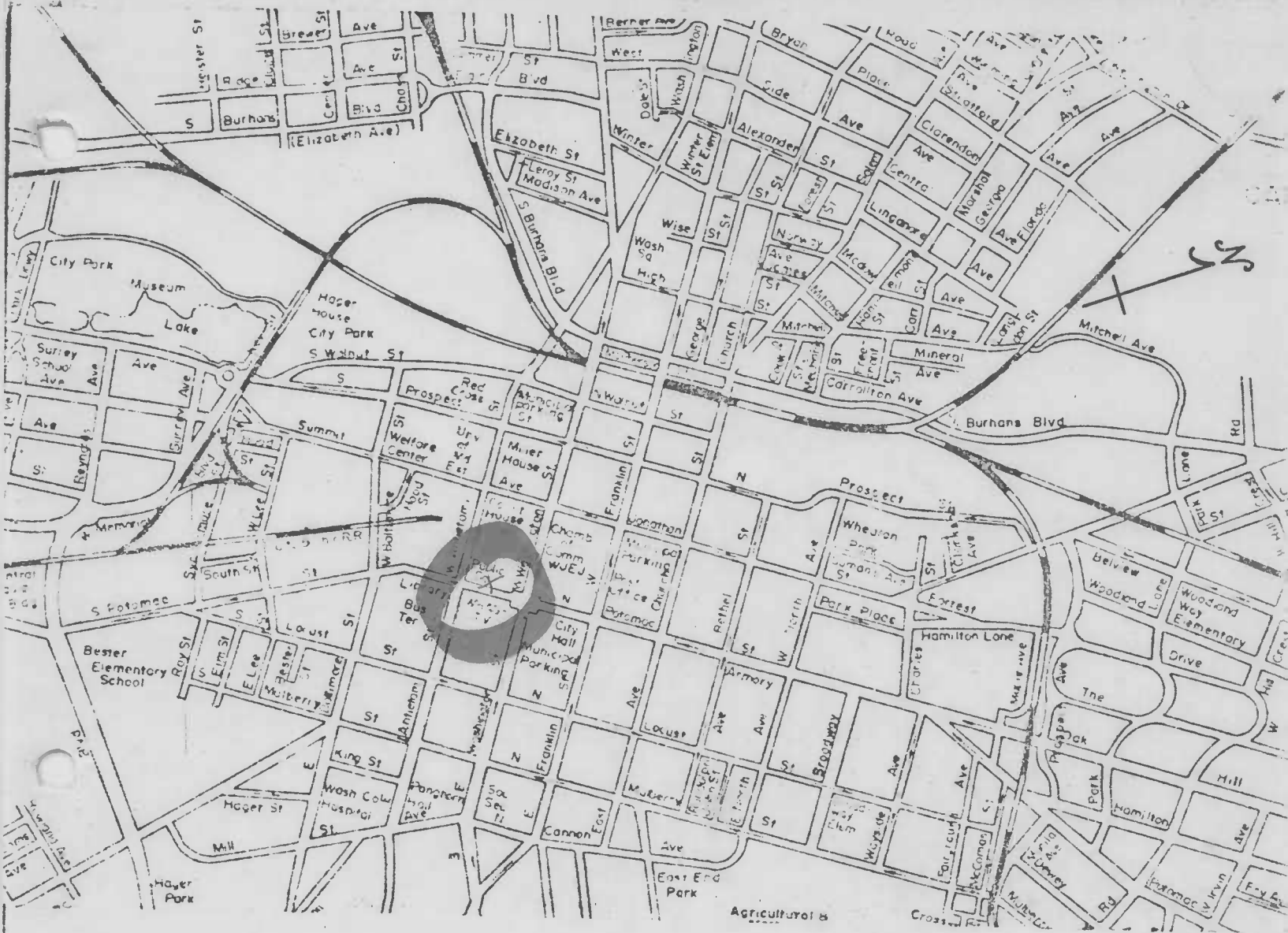
This application has been reviewed by
a professionally qualified architectural
historian, historian or architect
on the State staff.

L. Andrews
Signature of Reviewer

1 March 83
Date

WA-NAG-71





SITE: 41 South Potomac Street
Hagerstown
Washington County, Maryland

map: City of Hagerstown,
Washington County, Md.
City Engineering Dept.
July, 1970
scale 1"=1200'



WA-HAG-71

41 South Potomac Street

Hagerstown

Washington Co., Md.

east elevation

July, 1975

RONALD L. ANDREWS

PORT
ER

MUSIC
BY



EXISTING RETAIL @ 1ST FL OF
BLDG B

LOOKING EAST

#16 FEB 1983

FEB 1983

FEB 1983

Kodak
paper & equipment used
to produce this picture

Kodak
paper & equipment used
to produce this picture

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paper & equipment used
to produce this picture